



Orchard Croft, CM20 3BA  
Harlow





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\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS FOUR BEDROOM, END OF TERRACE, TOWN HOUSE IN ORCHARD CROFT, HARLOW \*\*

Welcome to Orchard Croft, Harlow - a charming townhouse that offers the perfect blend of comfort and convenience. This spacious four bedroom property boasts a delightful lounge/diner with a feature fireplace, creating a warm and inviting atmosphere for entertaining or relaxing with family.

With one/two reception rooms, a large utility room and good sized kitchen. Ground floor W.C. another family bathroom and four good sized bedrooms, two of which with built in wardrobes this townhouse provides ample space for all your needs. The property also includes a driveway and garage, ensuring parking is never an issue.

Situated close to shops and amenities, Orchard Croft offers the convenience of easy access to everything you might need. Whether you're looking to unwind in the comfort of your home or explore the local area, this townhouse provides the ideal setting for a fulfilling lifestyle.

In our opinion this property would make an ideal purchase for anyone in need of extra space and looking to upsize. This property is located close to all local amenities including Harlow Retail Park with cinema just 5 minutes drive or 15 minute walk away and 24hr supermarkets 2 minute drive or 5 minute walk away. It is also less than 5 minute drive to Burnt Mill Academy and Cooks Spinney Primary Academy, making it brilliant for anyone with young children. Harlow Town Train Station is also just a 5 minute drive away giving you access into London Liverpool Street, Cambridge and Stansted Airport.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

## Offers In The Region Of £420,000



- FOUR BEDROOM END OF TERRACE TOWN HOUSE
- GARAGE AND DRIVEWAY
- GROUND FLOOR W.C.
- LARGE UTILITY ROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Entrance Hallway 9'11 x 6'20 (3.02m x 1.83m)**

Stairs leading to first floor landing, stripped wooden flooring, power points, spotlights

**Utility Room 15'74 x 8'89 (4.57m x 2.44m)**

Double glazed window to rear aspect, stripped wooden flooring, double radiator, a range of base and wall units with roll top wooden work surfaces, brand new combi-boiler, sink with single drainer unit, plumbing for washing machine, storage cupboard, door leading to small storage room, power points, spotlights

**Storage Room 8'65 x 5'40 (2.44m x 1.52m)**

Double glazed door to side aspect, single radiator

**Downstairs W.C. 6'75 x 2'60 (1.83m x 0.61m)**

Double glazed opaque window to rear aspect, stripped wooden flooring, wash basin with mixer tap and vanity under unit, low level W.C.

**Garage 14'36 x 8'21 (4.27m x 2.44m)**

Door leading to rear garden, double radiator, spotlights

**First Floor Landing**

Double glazed window to rear aspect, stripped wooden flooring, oak staircase

**Kitchen 12'42 x 9'10 (3.66m x 3.00m)**

Double glazed window to rear aspect, stripped wooden flooring, spotlights, a range of base and wall units with roll top wooden effect work surfaces, integrated electric oven, integrated gas hob, sink with single drainer unit, space for fridge/freezer, phone point, power points

**Lounge/Diner 23'28 x 11'21 (7.01m x 3.35m)**

Double glazed windows to front aspect, spotlights, stripped

- COMPLETE CHAIN
- BRAND NEW COMBINATION BOILER
- FOUR GOOD SIZED BEDROOMS
- SOUGHT AFTER LOCATION
- WALKING DISTANCE OF HARLOW TOWN TRAIN STATION

wooden flooring, spotlights, double radiator, feature wrought iron fireplace, TV aerial point, power points

**Bedroom Four 10'65 x 8'56 (3.05m x 2.44m)**

Double glazed window to rear aspect, coved ceiling, double radiator, carpeted, TV aerial point, power points

**Second Floor Landing 12'78 x 4'03 (3.66m x 1.30m )**

Double glazed window to rear aspect, oak staircase, spotlights, stripped wooden flooring, airing cupboard, storage cupboard

**Master Bedroom 12'11 x 12'04 (3.94m x 3.76m)**

Double glazed window to front aspect, stripped wooden flooring, double radiator, built in wardrobes, spotlights, power points

**Bedroom Two 12'09 x 10'37 (3.89m x 3.05m)**

Double glazed window to front aspect, spotlights, double radiator, carpeted, spotlights, built in wardrobes, power points

**Bedroom Three 10'67 x 8'59 (3.05m x 2.44m)**

Double glazed window to rear aspect, spotlights, double radiator, stripped wooden flooring, power points

**Family Bathroom 9'09 x 6'28 (2.97m x 1.83m)**

Double glazed opaque window to rear aspect, spotlights, double radiator, tiled walls, laminate flooring, low level W.C. wash basin with mixer tap and vanity under unit, panel enclosed bath with thermostatically controlled shower over bath





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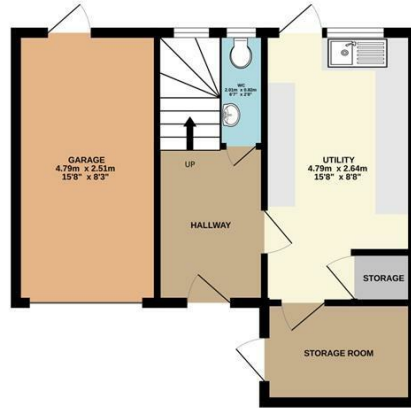
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



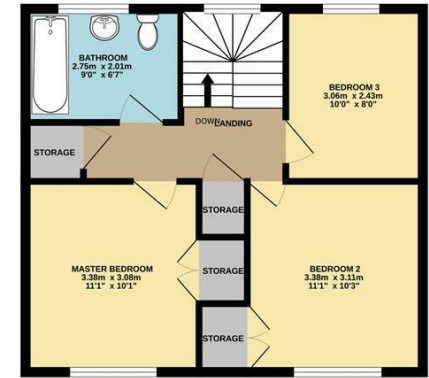
GROUND FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



2ND FLOOR  
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 128.5 sq.m. (1383 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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